

\$3,000,000 FOR THEATRE FOLK

To Replace Mock's Restaurant.
Old Landmark, Bought by
John H. Scheier.

A tall modern building adapted for hotel and theatre use with offices for the theatrical profession is planned for the southeast corner of Eighth avenue and Forty-sixth street by John H. Scheier, architect and real estate investor, who purchased the site yesterday from the Kadel estate and the Amandakey Company, Inc. The corner has been occupied for many years by Mock's Restaurant, one of the oldest landmarks of the Times square section. The corner plot includes 740 and 742 Eighth avenue and 256 to 280 West Forty-sixth street, 50x100, together with four houses on Forty-sixth street adjoining on a plot 66.8x100. Mr. Scheier announced yesterday that he expects to start work promptly on the proposed improvement, which, together with the land, will cost from \$2,000,000 to \$3,000,000.

In the immediate vicinity are the Globe, Central, Fulton, Galety, Astor, Bloor, Morosco, Booth, Plymouth, Palace, Lewis and New York Theatres, the White Rat Club, Bosch Magneto Company building and the home of Remick & Co. In no other section of New York is there closer assemblage of theatre and office buildings dedicated to theatrical interests. The property, which formerly was part of the old Eden farm, was included in the trust estate of the late Henry Astor, which was disposed of at public auction at the Hotel Astor on Tuesday, March 9, 1920, by Joseph P. Day, auctioneer. Mr. Scheier is reported to have paid a substantial profit to the present owners of the property.

To Consider Leasing Club Home.
The National Democratic Club will hold a special meeting next Monday evening to consider the matter of leasing the club's home at 415 Fifth avenue. Several offers have been made to the club. The most recent, it is said, was made by a well known New York real estate man, who is willing to pay the club \$100,000 a year for ten years, with an option to buy the property at any time during that term for \$1,250,000.

Among the Dwelling Buyers.
Dwight, Archibald & Perry, Inc., sold for Matthew W. Stiles the four story dwelling, 24x58.9, at 452 West Twenty-third street. The property has belonged to the Van Sien family for about fifty years.

J. Geisler of Goodwin & Goodwin sold for Rachel Michaels to Charles P. Story the four story dwelling at 146 West 121st street, 18x100. It was held at \$21,000.

Morris Flores sold for a client the four story house, 22x80, at 2341 Third avenue, northeast corner of 127th street. Duroso Company sold 50 Morton street, a four story house, 18x100, between Seventh avenue extension and Hudson street, to Ida Rauce of Brooklyn, who will make extensive alterations for her own occupancy.

Multifamily House Deals.
Horace S. Ely & Co. sold for the estate of Edward Rotherly 1775 to 1781 Third avenue and 203 East Ninety-ninth street, a four story house, having a frontage of 100 feet on Third avenue and 110 feet on Ninety-ninth street, upon which there are five four story buildings arranged for stores and flats. This is the first sale of this property in sixty years. The buyer is a client of Samuel Cowen, who will make extensive improvements.
Emla & Sinnott resold a five story single flat, 25x100, at 215 West 104th street, to Nelson Burgess. Walter H. Cooper, broker.

Samuel Shapiro sold 330 East 121st street, 50x100, six story tenement and stores, through S. Fine, broker.
Flynn & Connaughton sold the five story tenement at 162 East 19th street, to Elias L. Eilman & Co. and an apartment in the new cooperative building at 290 Park avenue to George H. Storm. Also a large apartment consisting of ten rooms and three baths in 850 Park avenue, southwest corner Seventy-seventh street, to William Pitt Trimble.

Dolancy Street Building Sold.
Louis Freidel sold for the Grand-Dolancy Company to Morris and Michael Freedman 109 to 113 Dolancy street, and 55 to 59 Essex street, three five and six story store and office buildings, 75x55, Westchester, New York, represented the Grand-Dolancy Company and Louis Rosenberg represented the buyers.

Deals Revealed in Transfers.
Cunningham Brothers bought from Mary E. Gallagher 444 West Fourth street, a three story store building, 25x103.1.

Thomas S. Keatinge sold to Wilfred Jaffe 181 West Broadway street, a four story dwelling, 19x102.2.
Revan Realty Company sold to the Ethel Holding Corporation 228 West 130th street, a three story dwelling, 16x 99.11.

AETNA CO. PURCHASES FORD BLDG. AT AUCTION

The interest of the Ford Motor Company in the five story building at the northeast corner of Broadway and Fifth-fourth street was purchased at auction yesterday by the Aetna Casualty and Surety Company for \$276,800. The Aetna Company was the only bidder. Stated States Marshal Thomas D. McCarthy ordered the sale and Henry Brady was the auctioneer.
The sale was held to satisfy a judgment of \$600,000 and interest secured against the Ford Company by the Hotel Woodward Company in November, 1919. Since that time, however, the records show that the judgment was paid to the hotel company by the Aetna Casualty and Surety Company, a subsidiary of the Aetna Life Insurance Company of Hartford, Conn., and an assignment taken to the property.

The third company has the option of redeeming it within fifteen months, and should this be done the whole transaction would virtually result in the company's obtaining a loan from the surety company for the months at a rate of interest of about 6 per cent.

REAL ESTATE NOTINGS.
Charles F. Nove Company has negotiated a loan of \$20,000 from the Greenwich Savings Bank on 72 Bond street and 25 Grand street.

The firm of Hirsch & Friedman has been dissolved and Henry J. Friedman has returned to the former headquarters of the firm at 300 Fifth avenue under the name of H. J. Friedman Company. Shaw, Rockwell & Sanford have been appointed agents of 303 West 121st street.

The Housing Development Corporation is the buyer of the Catherine apartments at the northwest corner of Central Park West and Sixty-ninth street, sold recently through Shaw & Hobbs. Samuel Grossman is the buyer of the apartment at the southeast corner of Walton avenue and 183d street, sold recently.

The End of a Beautiful Friendship.



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INWOOD HOUSE BUYS.

Acquires Site on West 15th St. for
Downtown Headquarters.

As a site for its Manhattan offices and dormitories, Inwood House, Inc., has purchased the two three story dwellings at 226-228 West Fifteenth street from the Church of Our Lady of Guadalupe and the Montgomery estate.
Inwood House is at present quartered at 127 East Fifty-fourth street and as soon as alterations can be made to the Fifteenth street purchase the institution will move there. The houses are to be remodelled from Mans by Frederick Moore, architect. When completed they will provide accommodations for twenty girls, and four officers of the institution will make their quarters there. It will be the temporary center for the activities of the organization and girls will be housed there during their probationary terms.

SUBURBAN REALTY NEWS.

John J. McGraw, manager of the New York Glants, has purchased a residence on Edgewood avenue, Pelham, from James J. Ryan through James E. Melham. The property was valued at \$40,000. Mr. and Mrs. McGraw will occupy the house immediately.
Edward O'Neill purchased from the F. & D. Realty Company 517 Bloomfield avenue, Montclair, N. J., a three story store and apartment on plot 32x30. The property, held at \$40,000, was sold through P. M. Crawley & Bros.

C. Alfred Burkhart Company of Hoboken, N. J., has purchased a beach street, Jersey City, a one family frame dwelling, for William A. Neely to Anna Heles; the two family frame dwelling at 235 Griffith street, Jersey City, for Daisy S. Lohrman to Thomas Dowdell and John Brown; the two family brick dwelling at 534 Van Vorst place, Union Hill, for Edward Kohler, Jr., to Jacob Schuler; the two family frame dwelling at 40 West 121st street, Jersey City, for Elmer W. Demmitt to Dr. Thomas D. Keegan; the three three family frame dwellings at 59, 59 1/2 and 61 Hutton street, Jersey City, for Carl Lampe to Mrs. Lohrman; the two family frame dwelling at 69 Sherman avenue, Jersey City, for Charles W. Hermann to Anna Schade; the two family frame dwelling at 25 Ravine avenue, Jersey City, for Amelia W. Ulrich to Teresa Gullone; the three lots on the southwest corner of Jackson and Fourth streets, Hoboken. The same brokers also leased 300 and 302 Jackson street, Hoboken, to O. Anderson, manufacturer of parquet floors.

William P. Jones sold for Kathryn J. Moll to William T. Golden two lots, each 25x125, on the west side of Evans avenue, Freeport, L. I.
Robert E. Farley Organization sold for the New York, New Haven and Hartford Railroad Company a large plot in the Carhart section of White Plains to William J. Miller and Wilfred Quinby.

Chauncey B. Griffin & Co. sold for J. J. Keenan his residence and large plot at 5 Maple avenue, North Pelham, to N. Hayman.

John F. Scott sold for the Hewlett Bay Company two plots of about 10 acres each on Woodlawn avenue in the Hewlett Bay property at Hewlett, L. I., one to Mrs. Edith McKee Cobb, the other to Henry McKee Cobb, Jr. Plans have been prepared for a residence and garage on each site.

John Crawford sold eighteen acres at Weston, near Westport, Conn., to John Held, Jr. for the Palmox Terminus. The property adjoins the fifteen acre tract which Mr. Held bought through the same broker.

BROOKLYN TRANSACTIONS.
Martin Company leased for E. H. Sulzer to Kling Chemical Company the store in 73 Cranberry street.
I. Salberg sold for the Hewitt Seher Company five lots, 100x100, on the south side of Sixty-fifth street, 180 feet west of Bay Parkway. Four one family houses will be erected on the property.
Realty Association sold to Arthur Adler a four story flat, 20x59, with a store at 700 Fulton street.

Edward C. Cerny sold for Edward Flotten the two story dwelling 674 Forty-fourth street.

Tullio & Co. sold for John V. O'Brien the four story store property at 6218 Fifth avenue.

HARLEM LOFT LEASED BY FURNITURE FIRM

The four story stable and loft building, 50x100, at 124 East 124th street, has been leased by Deutsch Brothers, furniture dealers, from the estate of Wendelin J. Nause, through George W. Bretzel, for a long term at an aggregate rental of nearly \$70,000. The property adjoins a large loft building purchased by the leasees through the same broker a year ago.

August R. de Blonch, who recently leased the six story building, 25x103.2, at 48 West Fourteenth street, to Berenson Cloak and Suit Company for S. W. Steel with possession in 1923 has subleased for the present tenant, Cantor's, the ground floor store for an annual rental of \$15,000 a year.

Roy Scherker leased for George Becker, Inc., large space on the fifth floor in the Textile Building, Fifth avenue, Thirtieth to Thirty-first street, to the Crex Carpet Company, at an aggregate rental of \$150,000.

Charles P. Noyes Company leased for John S. Lamson & Bro. store in 15 Platt street to the Argonne Chemical and Drug Company; for Austin Baldwin & Co., space on the ninth floor in 44 Whitehall street, to Transac-Traders, Inc. The same company leased for the Stratford Chemical Company offices on the sixth floor of 24 Cortlandt street to Grimes, Keary Coal Company, Inc.

A. A. Hageman leased from plans for Magboga Construction Company, Inc., the second lot in 36 West Thirty-sixth street, to the same company, at an aggregate rental of \$1,020 to Buono and Di Bello; also the third lot in the same building for three years at the annual rent of \$1,200 to J. R. Marcus.

Pease & Eilman leased the store in 23 West Forty-sixth street to the Ground Gripper Store; a floor in 52 West Fifty-fifth street for Francis Long to the Girls Friendly Society; and a loft in 76 Greenwich street to the same.

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Boys and Girls from 7 to 15 years. Address H. J. KUOHL, Harrison, N. Y.

BUILDING BOOM NEAR AT HAND

Activity in July Significant, Says 'Broadstreet's.'

Preliminary returns on July building indicate that the long expected expansion in the building industry is close at hand, Broadstreet's announced today.
Reports from 147 cities, it was stated, showed the value of structure for which permits were granted in that month was \$141,635,325, a gain of 32.5 per cent. over July a year ago and 4.2 per cent. in excess of the total in the same cities in June this year. The report said the July aggregate will at least be the sixth largest in the last sixteen years.

10,000 YEN FOR Y. M. C. A.
A gift of 10,000 yen has been made to the Young Men's Christian Association by the Emperor and Empress of Japan in recognition of services to Japanese troops in Siberia. It was announced here last night. Similar amounts were given for service in the Russo-Japanese war and when the first Y. M. C. A. delegation was sent to aid soldiers of the allied countries.

IN THE AUCTION ROOM.
(AT 3208 THIRD AVENUE.)
By Samuel Marx.
At 10:30 a. m. a. s. 105.9 ft. of Brook av. a story flat, 25x83.1, to Henry von L. Meyer, a party in interest, for \$11,000. Bids at 10 a. m. 25 ft. n. of Chelsea av. 10x100 vacant; also Cedar st. e. s. 63.6 ft. of Highgate av. to Louis James Phelps, atty; partition; to the same buyer for \$1,000.

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ALL ROOMS WITH BATH. SHOWER.
Rooms: Double, \$2, \$2.50 Day
LARGE ROOMS: \$3-\$4 Day
Private Bath: \$2-\$4 Day
FOR FAMILIES: 2 Bedrooms & Private Bath
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Broadway, 85th to 86th St.
NEW YORK
Subway Station 2 Blocks Cor.
Elevated Station 5 Blocks 86th St.
Largest & Most Attractive Midtown Hotel
Furnished and Unfurnished Suites.
For Transient or Permanent Residence.
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Apartments of Any Size.
Furnished and Unfurnished.

Hotel Manhattan Square
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Now leasing for immediate or fall occupancy. Furnished or Unfurnished. High class restaurant in the City. Desirable Doctor Suite on ground floor.

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Bet. 5th Avenue and Broadway, New York.
CONVENIENT TO ALL TRANSPORTATION LINES. IN THE HEART OF THE THEATRIC AND SHOPPING DISTRICT.
MODERATE RATES.

OPERATORS ACQUIRE VALENTINE THEATRE

Structure Built 2 Years Ago
Was Held at \$300,000;
Other Bronx Deals.

The Valentine Theatre and office building, at the northeast corner of Fordham road and Valentine avenue, valued at \$300,000, has been purchased by the Benson Realty Company from Max J. Krassner. The property has a frontage of 180 feet on Fordham road and extends along Valentine avenue for a distance of 104 feet. Max Lefkowitz was the broker in the transaction.

The new apartment house, 100x72.7, at the northeast corner of the Concourse and Sheridan avenue, has been sold by the Willie Building Company, which erected it, to the Maria Realty Corporation, representing Elias S. and M. Lepor, investors. The house was fully rented and was held at \$170,000. It was sold subject to a mortgage of \$30,000.

Jacob H. Brodsky sold to Sterling St. John the plot on the east side of Jerome avenue, 194.1 feet north of 165th street, extending through to Cromwell avenue. The property fronts 245.5 feet on the north and its depth at the north end is 201.11 feet and at the south end 108.9 feet. Three one story frame buildings cover a portion of the Jerome avenue frontage.

Alexander Schick Joseph Sturm and Harry P. Katz sold for Ida Brantman the frame two family dwelling at 1151 Bryant avenue, 32.1x100.

Samuel Cowen sold at 488 East 162d street, corner of Elton avenue, two two family dwellings, to a builder who is to make extensive alterations for stores and offices.

Elliott Holding Corporation sold to Louis Sternberg 413 and 415 East 161st street, two three story dwellings, 32x irregular.

Robert A. Ross sold to the Joseph Realty Company, the property, 25x145, at 747 East Tremont avenue.

Alvin Klauber sold to Anna Riser 467 East 14th street, a three story dwelling, 16.8x100.

Elvire C. Durrell sold to the Madonna del Suffragio Roman Catholic Church the vacant plot, 35x116.10x irregular, on the south side of 153d street, 525 feet west of Courtlandt avenue.

Prisco Motta sold to Domenico Brigila 2123 Arthur avenue, a three story dwelling, 25x55.

\$200,000 Flat for Northern Ave.
Plans have been filed for a six story apartment house, 106.7x142.9 at the southwest corner of Northern avenue and 41st street, for Joe 840 West Street Corporation. G. P. Polham, the architect, estimates the cost at \$200,000.

RESIDENTIAL LEASES.
Pease & Eilman leased apartments as follows: In 570 Park avenue, for Bing & Bing to W. H. Page and Mrs. D. B. Ferguson; in 44 West Tenth street, for John S. Heep to Miss Olive S. Gabriel; in 5 West Thirty-ninth street, for Mrs. L. H. Gay to Donald O. Stewart; in 144 East Fortyeth street, to James B. Kenyon; in 200 West Fifty-eighth street, for the Durham Realty Company to James S. Cobb; in 391 West End avenue, to Arnold Gottlieb; in 1 West Sixty-fourth street, for the Harpory Hall Company to W. A. Webb; in 315 West Seventy-ninth street, for J. L. Crane to Dr. M. C. Whitaker; and in 317 West Eighty-ninth street, for W. H. Freedman to Mrs. E. Crawford.

Harris, Vought & Co. rented apartments in 37 East Sixty-second street to Anna M. Pearson and Dr. Donald Gordon, and in 23 East Sixty-fifth street to Christine S. Ewen and Anne M. Post. Snowber & Co. have leased nearly the entire twenty-first floor of the Munson Building, 67 to 75 West street, Francis F. Garvan, president of the Chemical Foundation, and George L. Corbett, secretary, and Thomas J. Spallacy will occupy the space for their law offices and executive offices at the Chemical Foundation. The lease is for ten years, at an aggregate rental of about \$400,000. Harris, Vought & Co. leased loft in 4 East Forty-sixth street to John Di Pretoro.

Cross & Brown leased space in 2 West Forty-seventh street, also space in 8 West Fifty-first street to Pierre Wasson.

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QUEENSBOROUGH MARKET.

J. Wilson Dayton sold for the Kirwan Building Company the two and a half story dwelling on the southwest corner of Bell and Maxwell avenues, Bayville, to G. W. Rowe. The same broker also sold for the Bayville-Flushing Company a plot 60x100 on Woodland avenue, between Palace avenue and Lawrence Boulevard to Vincent Adreente. Mr.

RESORTS.

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Adreente intends to add this plot to his present holdings.
Rickett-Brown Realty Company sold to J. G. Lapham a two story eight room dwelling and a two car garage on Seventy-ninth street, between Jamaica and Grand avenues, in Norwood Gardens. Lewis H. May Company sold for estate of Catherine E. McKenna a plot of six lots on the east side of Oak street, Far Rockaway, L. I., to a client for the erection of an all year house and garage.

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